

### **Claims**

The following listing of claims will replace all prior versions and listings of claims in the application:

#### **Listing of Claims:**

1. (Currently Amended) A method for providing network access to a building comprising:

providing a high speed, integrated communications network that provides network connectivity throughout the building;

integrating the communications network with other building systems;

automating and centralizing network management and maintenance in a network manager; [[and]]

aggregating the network bandwidth needs of the building by purchasing bulk bandwidth from a bandwidth grid and providing the bulk bandwidth at a core switch connected to the communications network; and

delivering the network bandwidth to building tenants as needed by dividing up the bulk bandwidth and distributing the divided up bulk bandwidth to a plurality of building switches connected to the core switch, the building switches capable of supplying the divided up bulk bandwidth to individual tenants.

2. (Original) A method as claimed in claim 1, wherein the communications network is a fiber optics network.

3. (Original) A method as claimed in claim 2, wherein the communications network comprises a plurality of wireless LAN access points.

4. (Original) A method as claimed in claim 1, wherein the network manager operates a central website from which building tenants can report network issues and request service.

5. (Original) A method as claimed in claim 4, wherein the central website also provides access to other building services and amenities.

6. (Currently Amended) A method for delivering network bandwidth as a utility to a multi-occupant facility comprising:

coordinating the design and installation of a high speed fiber optics communications network that provides wired and wireless network connectivity throughout the facility, the high speed fiber optics communications network comprising a backbone with a plurality of building switches connected to the backbone and a bulk core switch connected to the backbone;

obtaining network bandwidth in bulk to meet the bandwidth needs of all occupants of the facility by purchasing the network bandwidth from a bandwidth grid and providing the network bandwidth to the bulk core switch;

delivering the network bandwidth to the occupants of the facility as needed by dividing the network bandwidth and providing a portion of the network bandwidth to one of the plurality of building switches as needed; and

maintaining, managing and servicing the communications network.

7. (Original) A method as claimed in claim 6, wherein the network bandwidth is sold to the occupants of the facility with a built-in profit margin.

8. (Currently Amended) An integrated data communications network for an office building comprising:

fiber optics network infrastructure and equipment for providing network connectivity throughout the building;

a single point of access coupled to the fiber optics network infrastructure for provision of bandwidth by network service providers, a portion of said bandwidth purchased from a bandwidth grid;

a plurality of building switches coupled to the single point of access for delivering portions of the bandwidth to individual tenants;

automated and centralized network management and maintenance; and  
wireless LAN access points coupled to the fiber optics network infrastructure  
configured to provide wireless network access throughout the building.

9. (New) The method of claim 1 wherein the step of automating further comprises documenting a change to the communications network.

10. (New) The method of claim 1 wherein the step of automating further comprises documenting an upgrade to the communications network.

11. (New) The method of claim 2 wherein the wireless LAN access points are distributed throughout the communications network.

12. (New) The method of claim 1 wherein the network manager is an off-site network manager.

13. (New) The method of claim 1 wherein the network manager is an on-site network manager.

14. (New) The method of claim 1 wherein the step of obtaining further comprises negotiating with a bandwidth provider who provides the network bandwidth.

15. (New) The method of claim 6 wherein the step of obtaining further comprises negotiating with a bandwidth provider who provides the network bandwidth.